CVILLE PLANS TOGETHER

Zoning Rewrite Module 2

Development Standards (landscaping, parking, signs, lighting, etc.)

March 2023

Overview

What we'll be sharing with you & input we are seeking

- **Sharing**: Draft Zoning Ordinance
- **Seeking**: Input about the draft Zoning Ordinance – questions & comments

How we will use & share feedback

- We will share a summary of feedback with the community, as well as the Steering Committee, Planning Commission, and City Council
- We will consider feedback as possible adjustments to the draft zoning ordinance

Presentation Topics

- How to Participate in the Zoning Rewrite Process
- Module 1 Input and Preliminary Proposed Adjustments ***(Comment period is ongoing)***
- Module 2 Introduction
- How to Use the Module 2 Pages
- Update Highlights

For an introduction to Cville Plans Together and the Zoning Rewrite, please view the Module 1 Presentation, available at CvillePlansTogether.com/draft-zoning

How to Participate in the Zoning Rewrite Process

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Timeline

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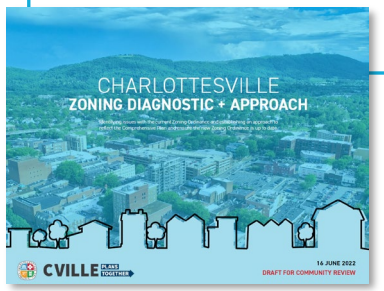
Early-Mid 2022

Overview of zoning ordinance changes that are needed, and the proposed approach to the updates



Late 2022 - Early 2023

Draft, obtain community input on, and revise draft zoning ordinance modules

Late Spring 2023

Hearings and adoption of updated zoning ordinance

Community outreach and input milestones (Summer 2022, Early 2023, Spring 2023).

Engagement Process

Find event locations and more on the website:
CvillePlansTogether.com

Open Houses

Recorded Presentations

Group & Neighborhood Meetings

Steering Committee & Planning Commission Meetings

Cville Plans Together Team Review & Revision

Planning Commission & City Council Public Hearings

Share Your Comments

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Option 1: Complete the Online Feedback Form

- Find the form at CvillePlansTogether.com/draft-zoning

Option 2: Send comments via email

- Engage@cvilleplanstogether.com (or contact the Cville Plans Together team via the website)

Option 3: Send comments via mail

- Neighborhood Development Services, City Hall, P.O. Box 911, Charlottesville, VA 22902

Module 1 Comment Period is Ongoing

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Thanks to all who are sharing their questions and feedback!

Current Planned Adjustments

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Based on feedback from the Planning Commission and Council, as well as input from the Technical Team (City staff and consultant team) we are planning revisions to Module 1, including (but not limited to):

- Adding an applicability table
- Add district summary images and intent language
- Allowing parking in the front and side yard for 1- and 2-unit dwellings
- Increasing min/max setbacks to allow enough space for landscaping and sidewalks
- Clarifying how height is measured

We are continuing to review community feedback, and additional changes may be added.

What is a "Module"?

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- In February-April 2023, we will be sharing the draft Zoning Ordinance in three parts, or "modules".
- Each module contains sections of the Zoning Ordinance.

Module 1

- **Zoning Districts, Rules of Measurement, Use Table, Zoning Map**
- *Available now*

Module 2

- **Development Standards (landscaping, parking, signs, lighting, etc.)**
- *Available now*

Module 3

- **Zoning Administration (review processes)**
- *Plan to release during the week of April 3*

Module 2 Contents

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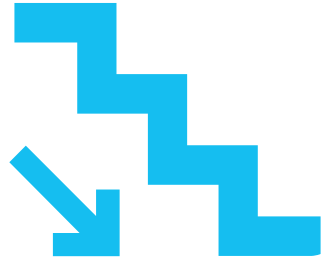
Div. 4.1. Applicability

Div. 4.2. Development Bonuses

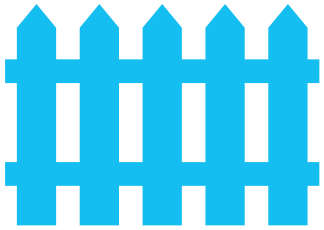
Div. 4.4. Blocks

Div. 4.5. Multi-Modal Access and Parking

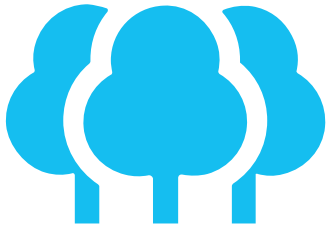
Div. 4.6. Vehicle Access and Parking



Div. 4.7. Transitions and Screening

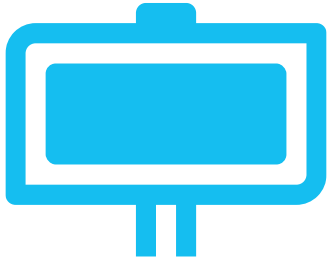


Div. 4.8. Fences and Walls

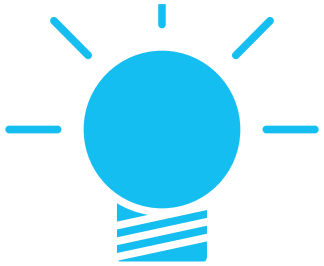


Div. 4.9. Landscaping

Div. 4.10. Environmental Sustainability



Div. 4.11. Signs



Div. 4.12. Outdoor Lighting

Review Module 2 & Related Materials

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CvillePlansTogether.com/draft-zoning

- **Module 1 & 2 Materials Now Available**

How to Use the Dev. Stds. Pages

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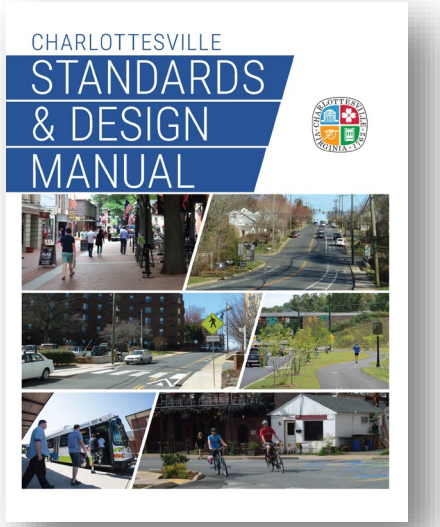
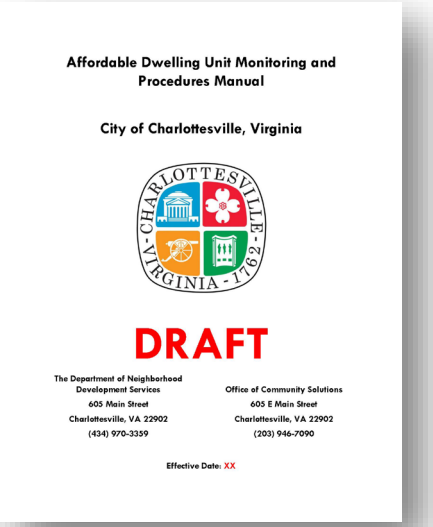
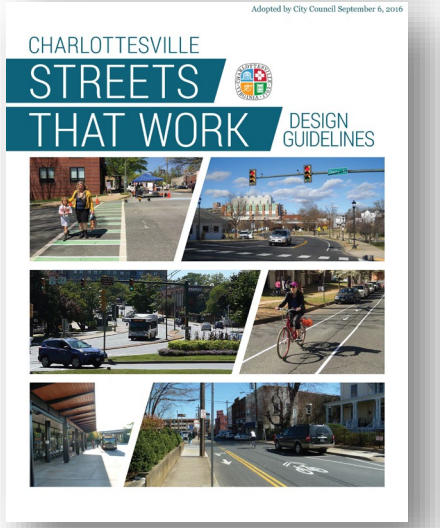
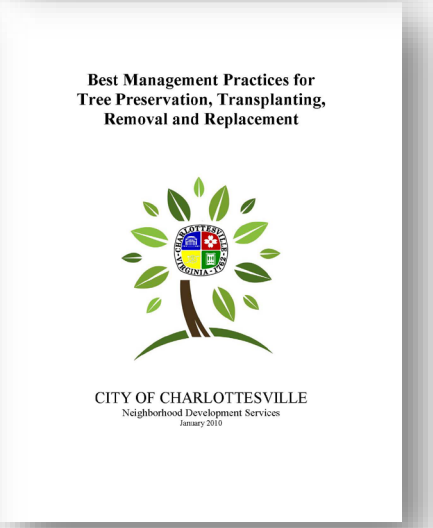
- Development Standards apply to certain types of project activities, regardless of the district.
- Development Standards use other companion documents including:
  - Standards and Design Manual
  - Affordable Dwelling Unit Monitoring and Procedures Manual
  - Streets That Work Plan
  - Best Management Practices for Tree Preservation Manual








Best Management Practices for Tree Preservation, Transplanting, Removal and Replacement
CITY OF CHARLOTTESVILLE
Neighborhood Development Services
January 2010

How to Use the Dev. Stds. Pages

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- The Applicability Table provides more information on which standards apply to which activities.
- The Development Standards format differs from the Zoning Districts format. Each standard includes:
  - Intent
  - Applicability
  - Standards
  - Measurement

		PROJECT TYPE						
DEVELOPMENT STANDARDS		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance and Repair
Development Bonuses	*Sec. XX.XX*	●	●	○	○	●	●	○
Streetscape	*Sec. XX.XX*	●	○	●	○	○	○	○
Blocks	*Sec. XX.XX*	●	○	○	○	○	○	○
Pedestrian Access	*Sec. XX.XX*	●	●	●	○	○	○	○
Bicycle Parking	*Sec. XX.XX*	●	●	●	○	●	○	○
Vehicle Access	*Sec. XX.XX*	●	○	●	○	○	○	○
Vehicle Parking	*Sec. XX.XX*	●	●	●	○	○	○	○
Parking Design	*Sec. XX.XX*	●	●	●	○	○	○	○
Other Vehicle Use Areas	*Sec. XX.XX*	●	●	●	○	●	○	○
Garage Design	*Sec. XX.XX*	●	●	●	○	○	○	○
Transitions	*Sec. XX.XX*	●	○	○	○	●	○	○
Screening	*Sec. XX.XX*	●	●	●	○	●	○	○
Fences and Walls	*Sec. XX.XX*	●	○	●	○	●	●	○
Landscaping	*Sec. XX.XX*	●	●	●	○	○	○	○
Environmental Sustainability	*Sec. XX.XX*	●	●	●	○	○	○	○
Signs	*Sec. XX.XX*	●	●	○	●	●	●	○
Lighting	*Sec. XX.XX*	●	○	●	○	○	○	○

KEY: ● = Standards generally apply ○ = Standards do not apply

Key Updates: Development Bonuses

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Development bonuses in zoning are one way that we are working to address housing and affordability needs.

What is "affordable"?

- Housing unit where monthly payments for housing (including utilities) do not exceed 30% of monthly income for someone whose income level is at or below **60% of Area Median Income** (AMI).
- In 2022, **60% of AMI** is **$62,900** for a four-person household, which means that monthly costs should be **$1,573 or lower**.

Funding	Make a **strong and recurring financial commitment** to address housing needs in Charlottesville.
Governance	Build governance structures that **institutionalize an equitable and efficient implementation** of the Affordable Housing Plan.
Land Use	Revise **regulations and development approval processes** to increase the supply of housing and slow the increase in housing cost, while protecting lower income and other marginalized communities.
Tenants' Rights	Change local policy and advocate at the state level to expand Charlottesville's ability to **support tenants' rights.**
Subsidy	**Focus and align subsidy programs with community-defined priorities** and make changes to increase impacts.

Key Updates: Development Bonuses

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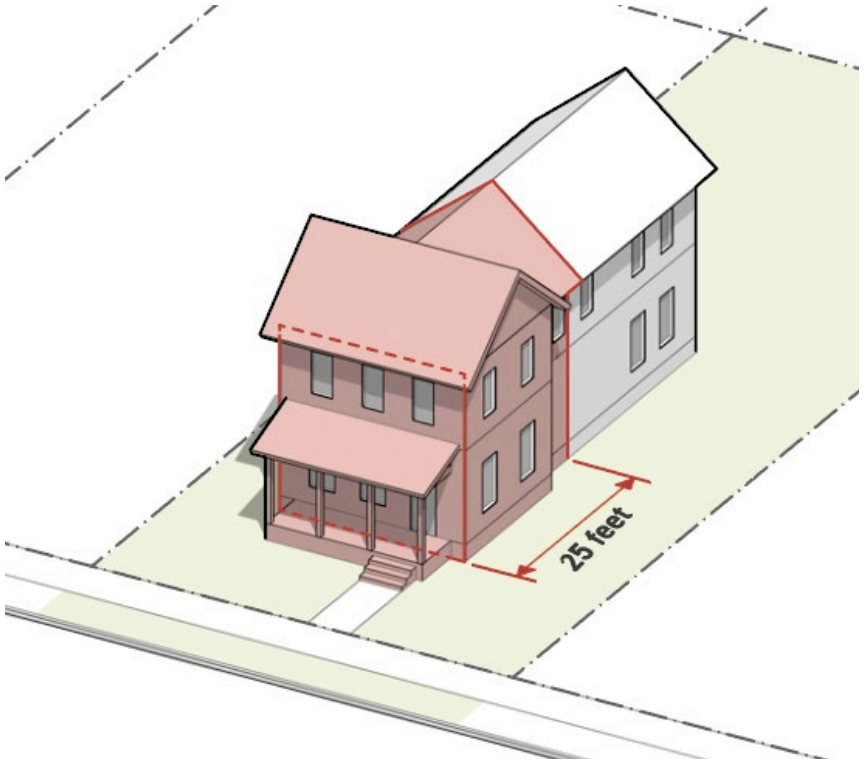
Types of Development Bonuses

- Existing Structure Preservation Bonus
- Affordable Dwelling Units (ADU)
  - ADU Requirement
  - ADU Bonus

Key Updates: Development Bonuses

Existing Structure Preservation Bonus

- **Intent**: To provide an incentive for the preservation and rehabilitation of existing housing stock while implementing the affordable housing goals of the adopted Comprehensive Plan and Charlottesville Affordable Housing Plan.
- **Applicability**: The existing structure bonus applies to any project **Residential A (R-A)** and **Residential B (R-B)** zoning districts.



Key Updates: Development Bonuses

Affordable Dwelling Units

- **Intent**: To provide an incentive for the development of projects that implement the affordable housing goals of the adopted Comprehensive Plan and Charlottesville Affordable Housing Plan.
- **Requirement:** Applies to any project with 10 or more residential dwelling units on a zoning lot in all zoning districts other than the Residential A, Residential B or Residential C zoning districts
- **Bonus:** Applies to any project with residential dwelling units

Key Updates: Development Bonuses

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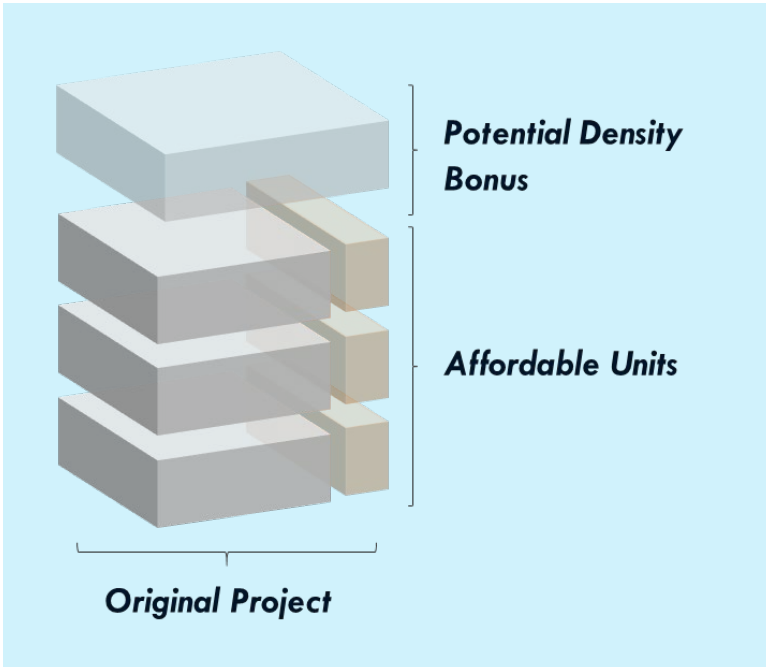
Affordable Dwelling Units

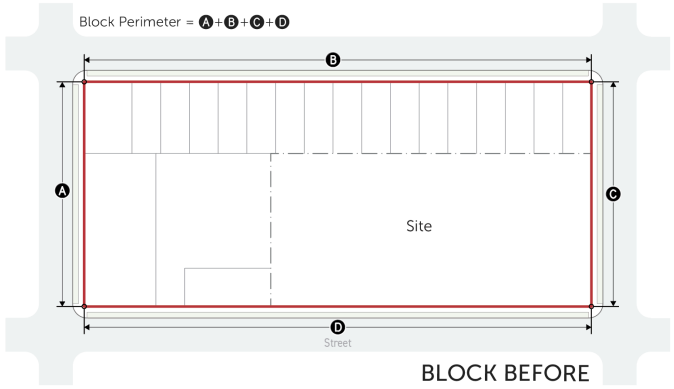
- **Requirement:** 10% of dwelling units must be affordable at 60% AMI or less or developers must pay in-lieu fee
- **Bonus:**
  - For R-A, R-B, and R-C: 100% of dwelling units must be affordable at 60% AMI or less
  - For all other districts: 10% of dwelling units must be affordable at 50% AMI or less
- **Standards:**
  - Defines term of affordability, construction requirements for ADUs, and links to the ADU Monitoring and Procedures Manual



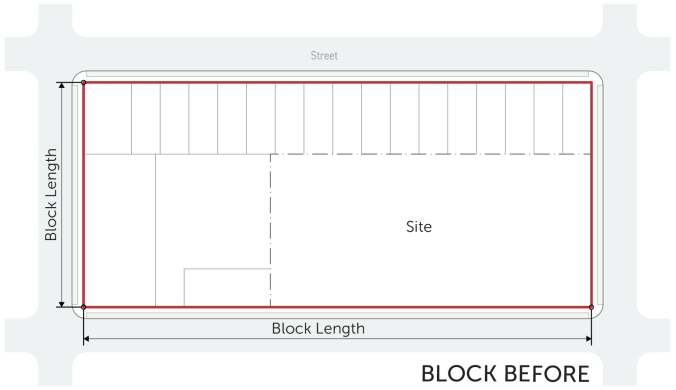
Conceptual Illustration Only

Key Updates: Blocks

Intent: To provide a well-connected street network with safe and convenient vehicular and pedestrian access within developments and between adjacent developments.



BLOCK BEFORE



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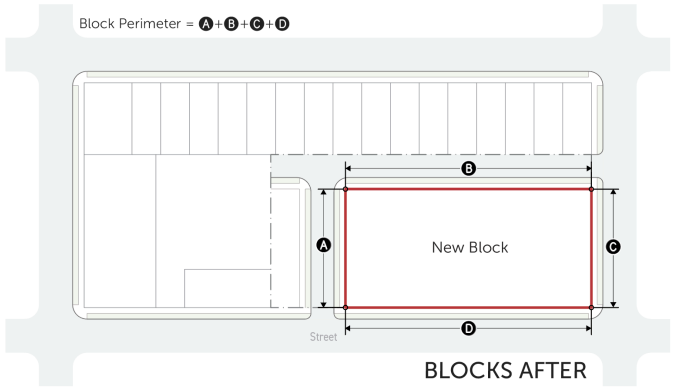

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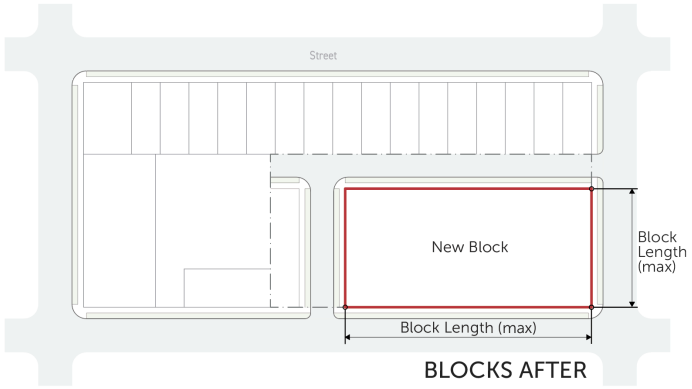
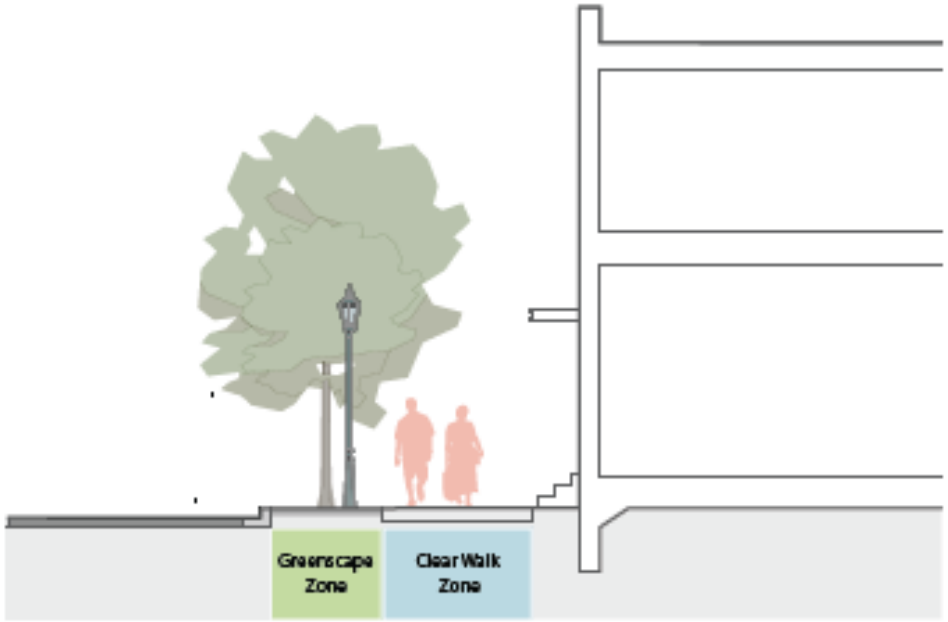


BLOCKS AFTER

Key Updates: Streetscapes

Intent: To help ensure an attractive and inviting public realm that provides a safe and protected walkway for pedestrians.



STREET CLASSIFICATION	MINIMUM WIDTH REQUIRED	
	Clear Walk Zone	Greenscape Zone
Mixed Use A	7′	8′
Mixed Use B	7′	6′
Downtown	6′	8′
Industrial	6′	6′
Neighborhood A	6′	5′
Neighborhood B	6′	5′
Local	6′	5′

Key Updates: Multi-Modal Access

Pedestrian Access

Intent: To promote walkability by:

- Improving pedestrian access from the public realm to the interior of buildings;
- Ensuring that required entrances are conveniently and effectively accessible to pedestrians; and
- Activating the public realm with building access points and improved convenient pedestrian circulation through large sites to an extent and frequency appropriate to the context.

Bicycle Parking

Intent: To promote bicycling as an alternative to motor vehicle transportation and help ensure safe, secure, accessible, and convenient storage of bicycles for all users.

- Short-term bicycle parking
- Long-term bicycle parking

Key Updates: Vehicle Access & Parking

Motor Vehicle Access

Intent: To ensure motor vehicle access is designed to support the safety of all users by minimizing conflicts with pedestrians, cyclists, transit vehicles, micro-mobility devices, and motor vehicles on the abutting public street and to avoid detrimental effects on the surrounding public realm, while providing sufficient access to vehicle parking and other motor vehicle use areas.

- Parking lot and parking structure design
- Stacking and loading

Vehicle Parking

Intent: To reduce parking demand, support the use of alternative forms of transportation, promote reuse and redevelopment of existing buildings, reduce the overall cost of construction and development, and increase the overall efficiency and use of taxable land within the City.

- No required minimum parking
- Large project require a Transportation Demand Management (TDM) plan

Key Updates: Transitions

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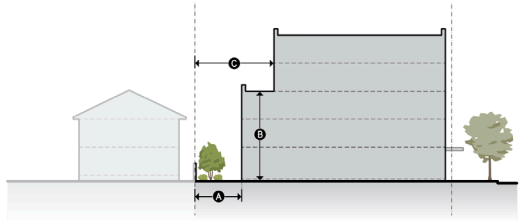
Intent: To improve the compatibility of new development with its surrounding context where the scale of development changes between lots if differing zoning districts.

A transition consists of a combination of a screened area along the affected lot line, building setbacks, and height step-backs to push the mass of the building away from abutting districts above a specified height.

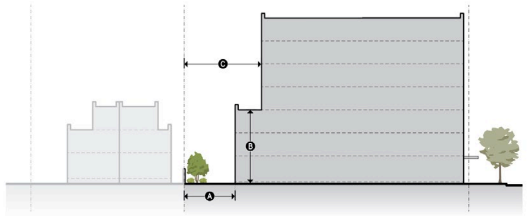
TRANSITION TYPE A



TRANSITION AREA	
A Building setback (min)	15'
Transition screen type	Low

UPPER STORY STEP-BACK	
B Height before step-back (max stories/feet)	3 / 44'
C Upper story step-back (min)	25'

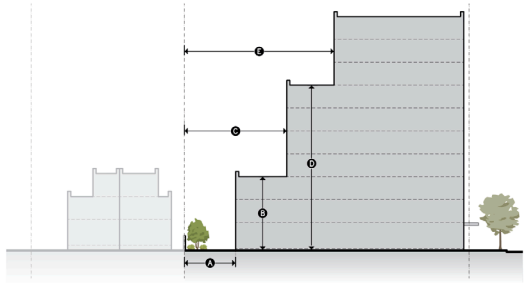
TRANSITION TYPE B



TRANSITION AREA	
A Building setback (min)	20'
Transition screen type	Moderate

UPPER STORY STEP-BACK	
B Height before step-back (max stories/feet)	3 / 44'
C Upper story step-back (min)	30'

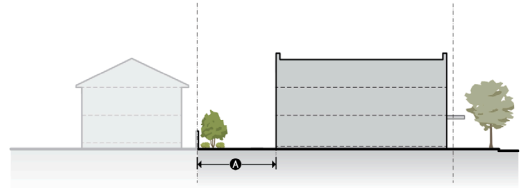
TRANSITION TYPE C



TRANSITION AREA	
A Building setback (min)	20'
Transition screen type	Moderate

UPPER STORY STEP-BACK	
B Height before first step-back (max stories/feet)	3 / 44'
C First upper story step-back (min)	40'
D Height before second step-back (max stories/feet)	7/ 100'
E Second upper story step-back (min)	60'

TRANSITION TYPE D



TRANSITION AREA	
A Building setback (min)	30'
Transition screen type	High

UPPER STORY STEP-BACK	
Height before step-back (max stories/feet)	None
Upper story step-back (min)	None

Key Updates: Landscape

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Tree Preservation and Replacement

Intent: To provide standards for the preservation of trees as a part of the land development process, including the protection of specimen trees while providing for reasonable use of land, in support of a healthy urban ecological system.

Planting Requirements

Intent: To provide the necessary supplemental information for all applicable planting and landscaping requirements of this Code, in support of a healthy urban ecological system.

2. **Tree Cover Requirements**

   a. All projects must include provisions for the preservation and planting of trees on the site to the extent that, at 10 years from planting, minimum tree canopy cover will be provided as follows:

Zoning Districts	Percentage of Canopy Cover (min)
Residential	
All R- districts	20%
Residential Mixed Use	
All RX- districts	10%
Corridor Mixed Use	
All CX- districts	10%
Node Mixed Use	
All NX- districts	10%
DX	10%
Industrial	
All IX- districts	10%
Special	
All special districts	15%

Key Updates: Enviro. Sustainability

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Critical Slopes

Intent: To limit development and disturbance of steeply sloped areas near waterways to protect those steeply sloped areas and waterways from the negative impacts of erosion as well as preserve their habitat value.

Review Module 2 & Related Materials

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CvillePlansTogether.com/draft-zoning

- **Module 1 & 2 Materials Now Available**

Thank you!

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CvillePlansTogether.com/draft-zoning/